

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Conservation use zone to Residential use zone in Sy.Nos.408, 409, 411 to 417 and Sy.No.437 of Tellapur (V), Ramachandrapuram (M), Medak District to an extent of Ac.52 and 36 Gts. - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 18.

**Dated: 08.01.2015.
Read the following:-**

1. From the MC-HMDA Letter No.11257/MP1/Plg/ HMDA/2013, dated 01.04.2013.
2. Government Letter No.7671/I1/2013-1 & 2, MA&UD Department, dated 16.4.2013 and 30.08.2013.
3. From the MC-HMDA Letter No.11257/MP1/Plg/ HMDA/2013, dated 14.08.2013.
4. Government Letter No.7671/I1/2013-3, MA&UD Department, dated 19.11.2013.
5. From the MC-HMDA Letter No.11257/MP1/Plg/ HMDA/2013, dated 28.11.2013.
6. Government Memo. No.7671/I1/2013-4, MA&UD Department, dated 10.12.2013.
7. From the MC-HMDA Letter No.11257/MP1/Plg/ HMDA/2013, dated 09.01.2014.
8. Government Letter No.7671/I1/2013-5, MA&UD Department, dated 20.01.2014.
9. From the MC-HMDA Letter No.11257/MP1/Plg/ HMDA/2013, dated 24.03.2014.

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ORDER:

The draft variation to the land use envisaged in the Notified Zonal Development Plan for Ramachandrapuram Zone for Non-Municipal Area, issued in Government Memo 6th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.837, Part-I, dated 17.12.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,07,03,932/- (Rupees one crore seven lakhs three thousand nine hundred and thirty two only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 12.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land

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use envisaged in the Notified Zonal Development Plan for Ramachandrapuram Zone for Non-Municipal Area, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.408, 409, 411 to 417 and Sy.No.437 of Tellapur Village, Ramachandrapuram Mandal, Medak District to an extent of Ac. 52 and 36 Gts, which is presently earmarked for Conservation use zone in the Notified Zonal Development Plan for Ramachandrapuram Zone for Non-Municipal area is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

11.that the applicant has to fulfill any other conditions as may be imposed by the competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos.436, 418 of Tellapur Village.

SOUTH : Existing 20'-0" road which is proposed 100 feet in the ZDP, along the Tellapur Village Boundary.

EAST : Existing 30 feet village road, and Sy.Nos.405/P, 406/P of Tellapur Village.

WEST : Sy.Nos.438, 442, 443 of Tellapur Village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Medak District, Sangareddy.

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// FORWARDED : : BY ORDER //

SECTION OFFICER